148.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	882,500 / 882,500
					USE VALUE:	882,500 / 882,500
					ASSESSED:	882,500 / 882,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RICHARDSON ANN J/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	29 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RICHARDSON ANN J -
Owner 2:	-
Street 1:	29 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,714 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Aluminum Exterior and 2820 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9714.000	380,200	4,300	498,000	882,500
Total Card	0.223	380,200	4,300	498,000	882,500
Total Parcel	0.223	380,200	4,300	498,000	882,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.94 | /Parcel: 312.9

Legal Description

User Acct 97665

GIS Ref

GIS Ref

Insp Date 02/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 148.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	380,100	4300	9,714.	498,000	882,400	882,400	Year End Roll	12/18/2019
2019	101	FV	297,600	4300	9,714.	498,000	799,900	799,900	Year End Roll	1/3/2019
2018	101	FV	307,700	4300	9,714.	441,100	753,100	753,100	Year End Roll	12/20/2017
2017	101	FV	307,700	4300	9,714.	369,900	681,900	681,900	Year End Roll	1/3/2017
2016	101	FV	307,700	4300	9,714.	369,900	681,900	681,900	Year End	1/4/2016
2015	101	FV	290,000	4300	9,714.	320,100	614,400	614,400	Year End Roll	12/11/2014
2014	101	FV	290,000	4300	9,714.	309,500	603,800	603,800	Year End Roll	12/16/2013
2013	101	FV	290,000	4300	9,714.	294,500	588,800	588,800		12/13/2012

!11596!

PRINT

Date	Time
12/11/20	01:44:36

LAST REV

Date	Time
01/17/19	10:50:02
mmcmakin	
11596	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICHARDSON ANN	71973-222	1	12/5/2018	Convenience	1	No	No		
RICHARDSON JACK	40943-371		9/19/2003	Family	1	No	No		
	17722-414		12/1/1986		269,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2013	682	Re-Roof	11,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
4/30/2014	External Ins	PC	PHIL C
6/18/2013	Info Fm Prmt	EMK	Ellen K
12/19/2008	Meas/Inspect	372	PATRIOT
12/7/1999	Mailer Sent		
12/1/1999	Measured	263	PATRIOT
8/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	97665
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9714		Sq. Ft.	Site		0	70.	0.73	8									497,997						498,000	

Total AC/HA:	0.22300	Total SF/SM:	9714	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	497,997	Spl Credit		Total:	498,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06766105
Const Adj.:	1.00989902
Adj $ / SQ:	134.779
Other Features:	76800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	551055
Depreciation:	170827
Depreciated Total:	380228

COMMENTS

OF= TOILET IN BMT. NO HEAT IN UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	1	HB	1

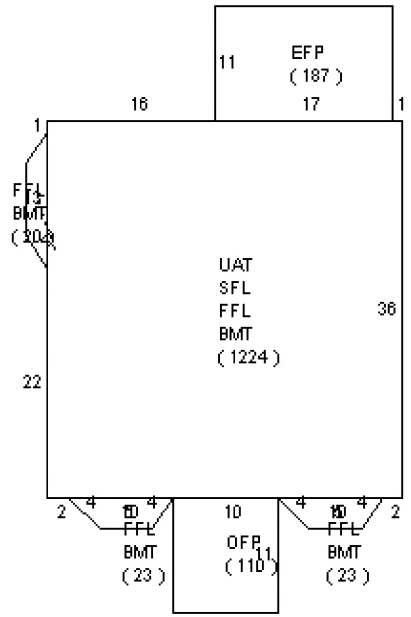
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	6	M
Totals			
1	10	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	148.26
Special Features:	0	Val/Su Net:	86.27
Final Total:	380200	Val/Su SzAd	151.23

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,290	40.430	52,159
FFL	First Floor	1,290	134.780	173,865
SFL	Second Floor	1,224	134.780	164,969
UAT	Upper Attic	306	71.160	21,776
EFP	Enclos Porch	187	42.200	7,891
OFP	Open Porch	110	31.810	3,499

Net Sketched Area:	4,407	Total:	424,159
Size Ad	2514	Gross Are	5325	FinArea	2820
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1915	21.25	T	50	101			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300